

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R18393

76/77

Property Information

property address: 1610 OAKVIEW
legal description: BONEY, LOT G
owner name/address: CANAVESPI, BETTY
1610 OAKVIEW ST
BRYAN, TX 77802-1009
full business name: _____
land use category: SF-Res type of business: _____
current zoning: C-3 occupancy status: occ
lot area (square feet): 11,658 frontage along Texas Avenue (feet): NA
lot depth (feet): 160 sq. footage of building: 2183
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
no no no 70

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): wood
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: 1951 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 6
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: 1 Lane Drive
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: tree shrubs

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

Zoning and use do not conform.